



PLANNING DEPARTMENT

RECEIVED

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
planningdept@graffon-ma.gov
www.graffon-ma.gov

August 26, 2020

APPLICATION FOR SPECIAL PERMIT

Planning Board

Grafton, MA

APPLICANT & PROPERTY OWNER INFORMATION

Application No. MRSP 2020-08/PP

NAME Stephen David, Trustee of 61 Maple Avenue Realty Trust
STREET 601 High Street CITY/TOWN Dedham
STATE MA ZIP 02026 TELEPHONE 781-727-7637
NAME OF PROPERTY OWNER (if different from Applicant) Tohyong Pak Chun Hwe Chung
Deed recorded in the Worcester District Registry of Deeds Book 47223 Page 111

SITE INFORMATION:

STREET AND NUMBER 61 Maple Avenue, S. Grafton, MA
ZONING DISTRICT R20 and I ASSESSOR'S MAP 129 LOT #(S) 17
LOT SIZE 10,000 S.F. FRONTAGE 80 Feet
CURRENT USE Mostly Woods, some fields, one commercial building

PROJECT/PLAN INFORMATION:

PLAN TITLE Fernumsville Acres
PREPARED BY (name/address of PE/Architect) Norman Hill, P.E., Land Planning Inc., 214 Worcester St., N. Grafton, MA
DATES 7-30-2020

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table):

Flexible Development Special Permit - FDSP Section 5, 3.3

Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature

[Signature] Paul Trustee

Date: 7/30/20

Property Owner's Signature (if not Applicant)

[Signature]

Date: 7/30/20



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APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

Application No. _____

APPLICANT & PROPERTY OWNER INFORMATION

NAME Stephen David, TRUSTEE OF 61 Maple Avenue REALTY TRUST
 STREET 601 141st Street CITY/TOWN Dedham
 STATE MA ZIP 02026 TELEPHONE 781 727-7637
 NAME OF PROPERTY OWNER (if different) Tohyang Park Chun Hoe Chung
 Deed recorded in the Worcester District Registry of Deeds Book 47223 Page 111

CONTACT INFORMATION

NAME Norman Hill
 STREET Land Planning Inc. 214 WOR ST CITY/TOWN N. Grafton
 STATE MA ZIP 01536 TELEPHONE 508-878-9526

PROJECT LOCATION:

STREET AND NUMBER 61 Maple Avenue
 ZONING DISTRICT R20 and I ASSESSOR'S MAP 129 LOT #(S) 17

PROJECT/PLAN INFORMATION:

PLAN TITLE Farmhouseville Acres PLAN DATED: _____
 PREPARED BY (Engineer) Land Planning Inc.
 STREET 214 Worcester Street CITY/TOWN N. Grafton
 STATE MA ZIP 01536 TELEPHONE 508-878-9526

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on the above referenced plan being land bounded as follows:

hereby submits said plan as a PRELIMINARY plan in accordance with the Rules and Regulations of the Grafton Planning Board and makes application to the Board for approval of said plan. The undersigned's title to said land is derived from Arthur E. and Linda M. Marando, Trustees of the 61 Maple Ave. Realty Trust by deed dated 3-25-11 and recorded in the Worcester District Registry of Deeds Book 47223, Page 111, registered in the Worcester Registry District of Land Court, Certificate of Title No. _____ and said land is free of encumbrances except for the following: _____

The undersigned hereby applies for the approval of said PRELIMINARY plan by the Board, and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations.

Applicant's Signature [Signature]
 Property Owner's Signature (if not Applicant) [Signature]

Date: 6/30/20
 Date: 06/30/20



LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants

August 7, 2020

Grafton Planning Board
Grafton Municipal Center
Providence Road
Grafton, MA 01519

Attention: Chris McGoldrick, Town Planner
Subject: Submission of application for Flexible Development Special Permit
Reference: Farnumsville Acres, Stephen David, 61 Maple Avenue, Grafton, MA

Dear Christopher:

Please find enclosed a copy of the signed application for a Flexible Development Special Permit. I will also deliver a copy to the Town Hall later today.

Regarding this application we offer the following in support:

- 1 The proposed Flexible Development will have the same number of lots as the submitted conventional subdivision, namely 37 lots.
- 2 All lots meet the zoning regulation of 10,000 sf of area and 80 feet of frontage.
- 3 The proposed open space meets all regulations and exceeds the 40% of the total land area as required. The total lot area is 1,616,587 square feet and the total open space area is 671,695 square feet. The percentage of open space is 41.5%.
- 4 The proposed open space will protect the wetlands and seasonal brooks on this property.
- 5 The open space is accessible at many locations on the proposed road.

Please schedule a meeting for us with the Planning Board.

Sincerely,

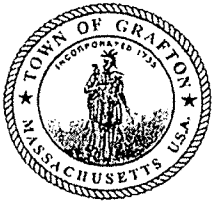
Land Planning Incorporated


Norman G. Hill, P.E., P.L.S.

214 Worcester Street
North Grafton, MA 01536
Tel: 508-839-9526
Fax: 508-839-9528

167 Hartford Avenue
Bellingham, MA 02019
Tel: 508-966-4130
Fax: 508-966-5054

1115 Main Street
Hanson, MA 02341
Tel: 781-294-4144
Fax: 781-293-4111



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TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	X
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Norman Hill, Land Planning
Petitioner Name

Chung Hre Chun
Property Owner / Company Name

214 Worcester Street
Petitioner Address

61 Maple Avenue
Property Address

N. Grafton, MA 01536
City, State, Zip

Grafton, MA
City, State, Zip

508-839-9526
Phone

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal			✓
General Billing			✓

Beth Schrottman
Treasurer / Collector Name (please print)

Beth Schrottman
Treasurer / Collector Signature

2/10/20
Date

61 MAPLE AVENUE
MAP 129, LOT 17

Tammy Kalinowski
TAMMY KALINOWSKI, OFFICE MANAGER

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
123.0-0000-0029.0	35 DEPOT STREET	GLT LAND HOLDINGS LLC	C/O GRAFTON LAND TRUST	PO BOX 114	GRAFTON	MA	01519	38132	349
123.0-0000-0036.0	27 MAPLE AVENUE	BARKER ADAM J	BARKER APRIL M	27 MAPLE AVENUE	S GRAFTON	MA	01560	49085	232
124.0-0000-0060.0	334 REAR PROVIDENCE ROAD #REAR	UNISTAR PROPERTIES LLC	LEE JUNDANIAN	4330 EAST-WEST HIGHWAT SUITE 810	BETHESDA	MD	20814	39110	289
129.0-0000-0001.0	64 MAPLE AVENUE	MAYOR RAMNIK	MAYOR PRAGATI	60 ASPEN AVENUE	S GRAFTON	MA	01560	58394	182
129.0-0000-0002.0	62 MAPLE AVENUE	SLIWOWSKI THOMAS M		62 MAPLE AVENUE	S GRAFTON	MA	01560	20985	313
129.0-0000-0003.0	60 MAPLE AVENUE	GAUTHIER LISSA L		60 MAPLE AVENUE	S GRAFTON	MA	01560	57957	109
129.0-0000-0004.0	58 MAPLE AVENUE	LAFRANCE MELISSA C		58 MAPLE AVENUE	S GRAFTON	MA	01560	54872	184
129.0-0000-0005.0	56 MAPLE AVENUE	LORENTZEN PAUL R	LORENTZEN TIFFANY L	56 MAPLE AVENUE	S GRAFTON	MA	01560	45254	235
129.0-0000-0011.0	55 MAPLE AVENUE	OUELLETTE DAVID R	OUELLETTE AMY C	256 WALKER ROAD	STURBRIDGE	MA	01566	54601	123
129.0-0000-0012.0	59 MAPLE AVENUE	MASON DAVID TRUSTEE	HILLTOP REALTY TRUST	65 DEPOT STREET	S GRAFTON	MA	01560	33280	43
129.0-0000-0012.A	57 MAPLE AVENUE	COTE DEBORAH J		57 MAPLE AVENUE	S GRAFTON	MA	01560	47296	336
129.0-0000-0013.0	67 MAPLE AVENUE	KENADEK DONALD F SR	KENADEK CLARA M	175 NORTH MAIN STREET	UXBRIDGE	MA	01569	3840	23
129.0-0000-0014.0	71 MAPLE AVENUE	GASPAR DANIEL A	MALO CHRISTINE A	71 MAPLE AVENUE	S GRAFTON	MA	01560	43216	48
129.0-0000-0016.0	58 MAPLE AVENUE REAR	VE PROPERTIES XI LLC		ONE MEMORIAL SQUARE	WHITINSVILLE	MA	01588	45227	8
129.0-0000-0017.0	61 MAPLE AVENUE	CHUNG HEE CHUN	PAK TO HYONG	701 HAMMOND STREET APT 2	CHESTNUT HILL	MA	02467	47223	111
129.0-0000-0023.0	41 MAPLE AVENUE	GENDRON ANTHONY F		41 MAPLE AVENUE	S GRAFTON	MA	01560	49117	167
129.0-0000-0024.0	45 MAPLE AVENUE	PAGE DANIEL W	PAGE ROSEMARY A	45 MAPLE AVENUE	S GRAFTON	MA	01560	12605	362
129.0-0000-0025.0	49 MAPLE AVENUE	PADGETT TRACY A		49 MAPLE AVENUE	S GRAFTON	MA	01560	50204	84
130.0-0000-0001.0	380 PROVIDENCE ROAD	GRAFTON TOWN OF	FAIRVIEW CEMETERY	30 PROVIDENCE ROAD	GRAFTON	MA	01519	1074	437
130.0-0000-0003.0	380 PROVIDENCE ROAD REAR	UNISTAR PROPERTIES LLC	LEE JUNDANIAN	4330 EAST-WEST HIGHWAY, SUITE 810	BETHESDA	MD	20814	39110	289
VARIOUS	VARIOUS	PROVIDENCE & WORCESTER RAILROAD CO		75 HAMMOND STREET	WORCESTER	MA	01604	0	0

NORTHBRIDGE PLANNING BOARD

FORM C-4

CERTIFIED LIST OF ABUTTERS



June 30, 2020

Instructions

The abutters list shall be prepared by the applicant and submitted to the assessor's office for certification.

Attach a copy or sketch of the most current assessor's plat showing the land described in this petition and the abutting parcels within five hundred feet (500'). Each parcel shall be numbered in accordance with the assessor's records.

Attach the completed list of the owners, from the most recent tax list, of each abutting parcel within five hundred feet (500') of a property line of the proposed subdivision.

Plan Identification

Project Name: Farnumsville Acres
Address of Project: 61 Maple Avenue, South Grafton, MA
Map and Parcel No. Grafton Map 129, Parcel 1 Northbridge map 19, Hill St
Applicant: Stephen Dant, Trustee of 61 Maple Avenue Realty Trust
Address: 601 High Street, Dedham, MA 02026
Telephone: 781-727-7637

Owner: Chung Hec Chan
Address: 7 Reservoir Avenue, Chestnut Hill, MA 02467
Telephone: _____

This is to certify that at the time of the last assessment for taxation made by the Town of Northbridge, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown are written. This list is assumed to be complete to the best of our knowledge and belief.

Jennifer Clason
Assessor's Office

7-10-2020

Date

MAP 19 GRAFTON LINE

MAP	PARCEL	LOCATION	MAILING ADDRESS	CITY	ST	ZIP	OWNER	OWNER
19	2	2062 HILL ST	175 NORTH MAIN ST	UXBRIDGE	MA	01569	KENADEK DONALD F	JANE A PROVOST
19	96	PROVIDENCE RD	356 POND ST	UXBRIDGE	MA	01569	MAHONEY ROBERT H	MARY A MAHONEY
19	110	HILL ST	7 RESERVOIR AV	CHESTNUT HILL	MA	02467	CHUNG CHUN HEE	TO HYONG PAK
19	114	231 SPRAGUE ST	231 SPRAGUE ST	NORTHBRIDGE	MA	01534	CONNORS PATRICK J	
19	127	HILL ST	71 MAPLE AV	SO GRAFTON	MA	01560	GASPAR DANIEL A	CHRISTINE A GASPAR, JT
22	35	PROVIDENCE RD	200 MERIDIAN CENTRE BLVD	ROCHESTER	NY	14618	PROVIDENCE & WORCESTER RAILROAD	
25	20	PROVIDENCE RD	PO BOX 201	NORTHBRIDGE	MA	01534	ROCKDALE PROPERTIES LLC	
19	221	97 SPRAGUE ST	97 SPRAGUE ST	NORTHBRIDGE	MA	01534	HESTER BRENDAN J	MARCY HESTER
19	222	123 SPRAGUE ST	123 SPRAGUE ST	NORTHBRIDGE	MA	01534	MAWN SEAN M	HOLLY WHITTAKER MAWN
19	223	135 SPRAGUE ST	135 SPRAGUE ST	NORTHBRIDGE	MA	01534	GANLEY ROBERT C	BETHANY S GANLEY
19	224	151 SPRAGUE ST	151 SPRAGUE ST	NORTHBRIDGE	MA	01534	SOMERSIDE CAMERON ROBERT	KATHRYN LESLIE SOMERSIDE, TE
19	227	199 SPRAGUE ST	199 SPRAGUE ST	NORTHBRIDGE	MA	01534	BUCKLEY TODD C	MARIA L BUCKLEY, TE
12								

April 11, 2020

Prepared for

Grafton Planning Board
Grafton Municipal Center
Providence Road
Grafton, MA 01519
Chris_McGoldrick, Town Planner

Project Information Summary

Preliminary Subdivision Plans
Farnumsville Acres
Stephen David
61 Maple Avenue, Grafton, MA

Prepared by

Land Planning Incorporated
214 Worcester Street
North Grafton, MA 01536
508 839 9526
Norman G. Hill, P.E., P.L.S.

Project Information Summary:

Farnumsville Acres is a proposed 37-lot residential subdivision.

Sewer:

Each house would have a private septic system.

Water:

The entire subdivision would connect to Town water on Maple Avenue. A new water main is proposed from Maple Avenue through the subdivision.

Houses:

Each proposed new house would be about 2,000 square feet in area and have three or four bedrooms and a two-car garage. We estimate the entire project will have a total of 130 bedrooms.

Drainage:

The roads would be designed with catch basins about every 300 feet. The catch basins would be piped to a central drainage pipe and then to detention areas for stormwater management. Also, each house would have gutters piped to infiltration systems.

Electrical:

All electric lines are proposed to be underground. No light poles are proposed.

Gas:

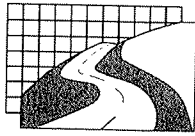
No gas is proposed for this subdivision.

Sidewalks:

We are proposing a paved sidewalk on one side of the proposed roads.

Curbs:

We are proposing sloped granite curbing on both side of all roads.



LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants

June 29, 2020

Grafton Planning Board
Grafton Municipal Center
Providence Road
Grafton, MA 01519

Attention: Chris McGoldrick, Town Planner
Subject: Request for Waivers
Reference: Farnumsville Acres, Stephen David, 61 Maple Avenue, Grafton, MA

Dear Christopher:

On behalf of our clients we request the following waivers for their proposed Farnumsville Ares
Subdivision:

From section 4.1.2.1 to allow cuts and fills up to eight feet tall.

From Section 4.1.3.5 to allow 25-foot entrance, property line radii.

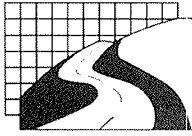
Sincerely,
Land Planning Incorporated

Norman G. Hill, P.E., P.L.S.

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North Grafton, MA 01536
Tel: 508-839-9526
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1115 Main Street
Hanson, MA 02341
Tel: 781-294-4144
Fax: 781-293-4111



LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants

August 7, 2020

Grafton Planning Board
Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Attention: Chris McGoldrick, Town Planner
Subject: Removal of one waiver request
Reference: Farnumsville Acres, Stephen David, 61 Maple Avenue, Grafton, MA

Dear Christopher:

On behalf of our client, Stephen David, we hereby remove one of our waiver requests. We no longer will need the slope waiver for the proposed roads. Please cancel that request.

Sincerely,
Land Planning Incorporated

Norm Hill, P.E., P.L.S.
Norman G. Hill, P.E., P.L.S.

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North Grafton, MA 01536
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